

Falls Church, VA

SKYLINE

**FEATURED
RETAIL
SPACE
AVAILABLE**

YOUR SIGN HERE

YOUR SIGN HERE

**1,572 SF AVAILABLE
CORNER LOCATION
HIGH VISIBILITY**



VORNADO
CHARLES E. SMITH

Wright Sigmund
703.769.1293
wsigmund@vno.com

Strategic Location At the Convergence of Three Counties



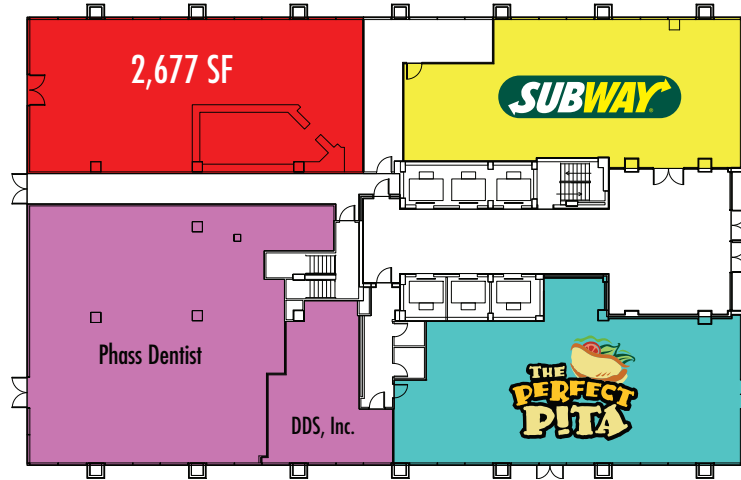
LOCATION AND TRANSPORTATION



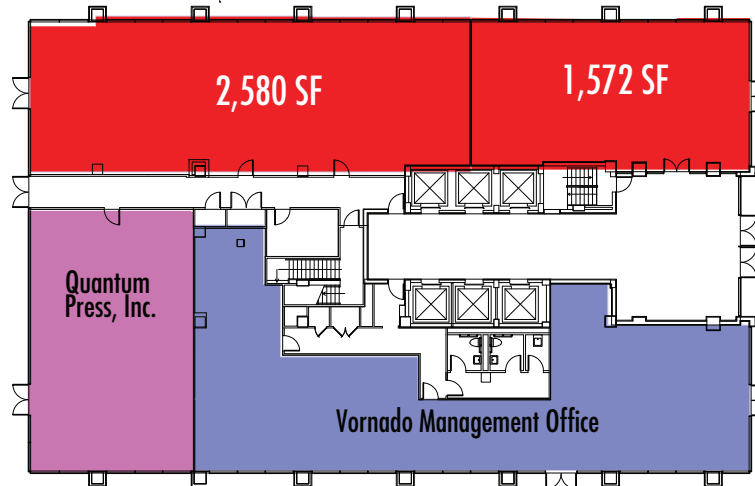
- **Free Metro Shuttle Service to Crystal City/Pentagon/Ballston Metro Stations (Orange, Blue & Yellow lines)**
- **Plus Free Shuttle Service from Skyline to Tricare Headquarters at 7700 Arlington Boulevard, Falls Church**
- **Columbia Pike Light Rail Approved with Terminus Station at Skyline Offering Direct Connection to Pentagon City Metro**

- 2,677 SF at 5205 Leesburg Pike (One Skyline Place)
- 2,580 SF and 1,572 SF at 5201 Leesburg Pike (Three Skyline Place)
- 5,969 SF Fully Built-Out Restaurant at 5113 Leesburg Pike (Four Skyline Place)

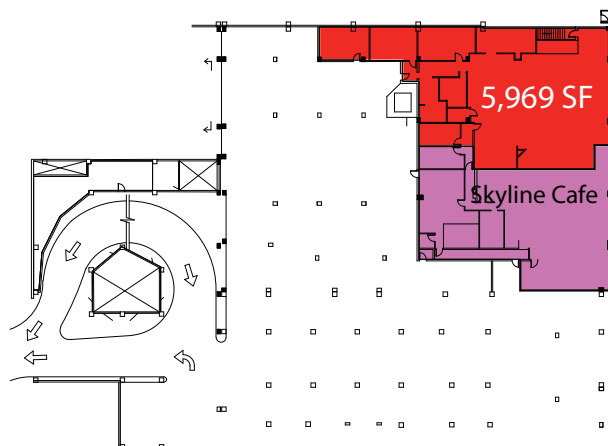
5205 LEESBURG PIKE
(One Skyline Place)



5201 LEESBURG PIKE
(Three Skyline Place)



5113 LEESBURG PIKE
(Four Skyline Place - Lower Level)





SKYLINE • FALLS CHURCH, VA

Demographics	1 mile	3 mile	5 mile
Estimated Population	44,346	272,222	534,962
Average HH Income	\$128,728	\$136,660	\$124,879
Daytime Population	14,795	102,138	314,052
Traffic Count—50,000 Cars Per Day			



- Strong Trade Area
- Seeking Restaurant & Service Uses
- Captive Audience
- Stellar Exposure to Vehicular Traffic (50,000 Cars Per Day on Route 7)
- Major Retail Anchors: Target & Sport/Health
- Strategically Located Near Bailey's Crossroads, the Convergence of Three Counties, and Quick Access to I-395 and Washington, DC